

**MINUTES
TOWNSHIP OF WEST ORANGE
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
November 21, 2019**

The West Orange Zoning Board of Adjustment held a regular meeting on November 21, 2019 commencing 8:00 PM at 66 Main Street, West Orange, N.J. in Council Chambers.

Chairman Neuer called the meeting to order at approximately 8:00 P.M. It was announced that notification of this meeting was given to the Township Clerk, the West Orange Chronicle and the Star Ledger and posted on the Township Bulletin Board in accordance with the "Senator Byron M. Baer Open Public Meetings Act."

Chairman Neuer announced that a digital tape recording system is being utilized to record the proceedings of the meeting and instructed the general public on how the audio of the proceedings may be reviewed or obtained.

Chairman Neuer asked everyone to stand for the Pledge of Allegiance.

PRESENT: J. Eben, D. Gabry, P. Neuer, B. Quentzel, J. Redwine
I. Schwarzbaum, W. Steinhart, M. Straker, M. Sussman; A. Weiss

ABSENT: L. Phillips (excused absence)

ALSO PRESENT: Paul Grygiel, Consulting Planning Director for the Township
Alice Beirne, Esq., Board Attorney
Rose DeSena, Board Secretary

ANNOUNCEMENTS

Future Meetings: December 19, 2019 (regular meeting)

MINUTES October 17, 2019 (regular meeting)

Chairman Neuer stated that the draft minutes from the October 17, 2019 regular meeting were circulated to all of the Board Members.

Chairman Neuer said that he submitted his comments for these minutes and asked if any Board Member had any additional comments; there were none.

Chairman Neuer made a motion to approve the minutes from the October 17, 2019 with said revisions and all were in favor.

It was noted for the record that Mr. Eben, Ms. Gabry, Mr. Schwarzbaum and Ms. Weiss were not present for the October 17, 2019 meeting and did not vote on these minutes.

SWEARING IN

Paul Grygiel, Consulting Planning Director for the Township was sworn under oath.

RESOLUTIONS

1. ZB-19-05/New Cingular Wireless PCS, LLC (AT&T) Approved on 10/17/19

Block: 82.01; Lot: 7.04; Zone: R-1

648 Prospect Avenue

Seeking a “d” use variance to expand an existing non-conforming use and a “c” variance for lot coverage to modify a telecommunication facility.

Chairman Neuer stated that this resolution was circulated to all of the Board Members and that this version included comments from himself.

Chairman Neuer asked if any Board Member had any other comments; there were none.

Chairman Neuer asked for a motion to adopt the resolution as submitted.

Mr. Steinhart made a motion to adopt the resolution as submitted and Mr. Redwine seconded the motion.

The vote was as follows:

Eben:	-	Steinhart:	Yes
Gabry:	-	Straker:	Yes
Phillips	-	Sussman:	Yes
Quentzel:	Yes	Weiss:	-
Redwine:	Yes	Chairman Neuer:	Yes
Schwarzbaum:	-		

APPLICATIONS

1. ZB-19-02/Carter

Block: 57.01; Lot: 56; Zone: R-5

28 Cobane Terrace

Seeking a “c” variance for a front and side yard setback to replace an existing front porch.

Ms. Beirne and Mr. Redwine were recused from hearing this application and stepped off of the dais.

William Carter, applicant, approached the podium and was sworn under oath.

Mr. Carter stated that his home has two front porches that he wants to tear down and make one porch that extends the entire length of the front of the house. The proposed porch will be fifty four (54) feet in length and eight (8) feet deep.

Mr. Carter stated that he also wants to replace a portion of the roof over the den so that the roof lines will meet.

Mr. Carter stated that his architect also suggested that he construct a new stairway from the new porch to the driveway but he is not sure that he wants to do that yet because of the added expense.

Chairman Neuer advised Mr. Carter that whatever this Board approves he must do the work he was approved for or else he must come back before the Board. Further, if proposed work is not on the approved plans then he must also return to the Board before performing such additional work.

Mr. Carter presented sheet one (1) of the architectural plans that was marked as Exhibit A-1 for identification.

There was a discussion regarding a discrepancy with the setbacks on the architectural drawings which was resolved.

Mr. Schwarzbaum asked Mr. Carter if ideally he wants to create a porch across the entire front of the house; he replied yes.

Chairman Neuer asked Mr. Carter if the existing front porch is sinking and unsafe; he said yes that is why he is seeking the variance.

There were no further questions or comments from any of the Board Members or the Board Professionals.

There were no questions or comments from any members of the public.

Chairman Neuer made a motion to approve the application and Ms. Gabry seconded the motion.

The vote was as follows:

Eben:	Yes	Steinhart:	Yes
Gabry:	Yes	Straker:	-
Phillips	-	Sussman:	-
Quentzel:	Yes	Weiss:	Yes
Redwine:	Recused	Chairman Neuer:	Yes
Schwarzbaum:	Yes		

2. ZB-19-09/Ward

Block: 1; Lot: 25; Zone: R-6

547 Hillside Terrace

Seeking a "c" Bulk variance for the side yard setback to build a sunroom in place of an existing deck.

Linda M. Ward, applicant, approached the podium and was sworn under oath.

Chairman Neuer addressed Ms. Ward and stated that there were questions regarding the drawings that were submitted.

Mr. Eben stated that there was no licence number on the seal of the architectural plans that were submitted with the application package. He said that there are certain requirements, by law, that must be in the title block of all drawings.

Chairman Neuer stated that there are certain things that must be complied with by law and there are questions that the Board has regarding the architectural plans.

Mr. Eben asked Ms. Ward who drew the architectural plans that she submitted; was it the contractor or the architect.

Ms. Ward stated that her contractor is present and he can answer those questions.

Brian Adams approached the podium and was sworn under oath.

Mr. Adams stated that he is one of the senior managers of Sunrooms and Additions but holds no professional licenses. He said that he works with Larry Cirangle, the architect who signed the plans. Mr. Adams stated that the architectural drawings are from Cirangle and the Living Space drawings are prefab sunroom drawings.

Mr. Adams stated that the manufactured sunroom will be sitting on top of the existing deck.

Mr. Eben stated that there are certain requirements that an architect must follow; he said that he saw New York, Florida and New Jersey codes on the plans but there was a problem with the referenced codes. Mr. Eben said that there is a new code for deck supports in New Jersey.

Chairman Neuer stated that an architect's licence number must be on the drawings.

Mr. Eben stated that he is concerned that Mr. Cirangle just put his seal on the plans and never looked at them.

Chairman Neuer stated that the Board wants a proper set of architectural drawings before they continue to hear this application.

Chairman Neuer pointed out other discrepancies on the plans; he said different options were listed but no specific option was noted.

Mr. Eben also noted that technically six (6) feet is not considered a deck; anything less than eight (8) feet would only be considered a porch.

Chairman Neuer advised Ms. Ward that the Board is requiring a detailed set of plans, with dimensions on them, to be submitted at least ten (10) days before the next meeting.

Chairman Neuer stated for the record that this application will be carried over to the next meeting held on December 19, 2019 and that no further notice will be required.

The meeting was adjourned by Chairman Neuer at 8:45 pm.

Adopted: December 19, 2019

 12/29/19
Rose DeSena, Board Secretary